

**I. MASTER PLAN AMENDMENT**

**A. Inclusion of Hume Avenue Residential Parcels in Plan Area**



Figure 3: Photo of 415 (left) and 413 (right) Hume Avenue

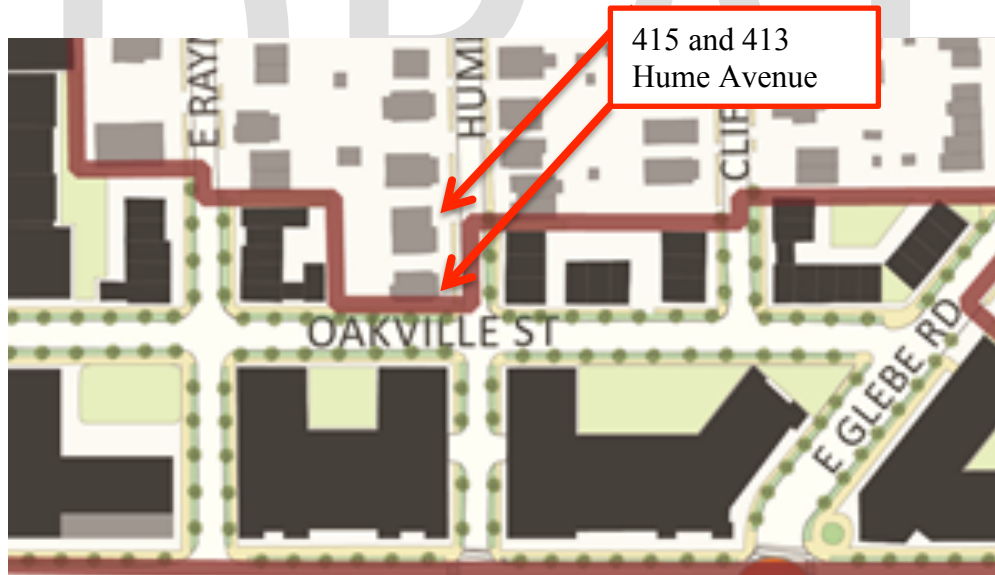


Figure 4: Approved Illustrative Plan Area of MPA Focus showing 413 and 415 Hume Avenue

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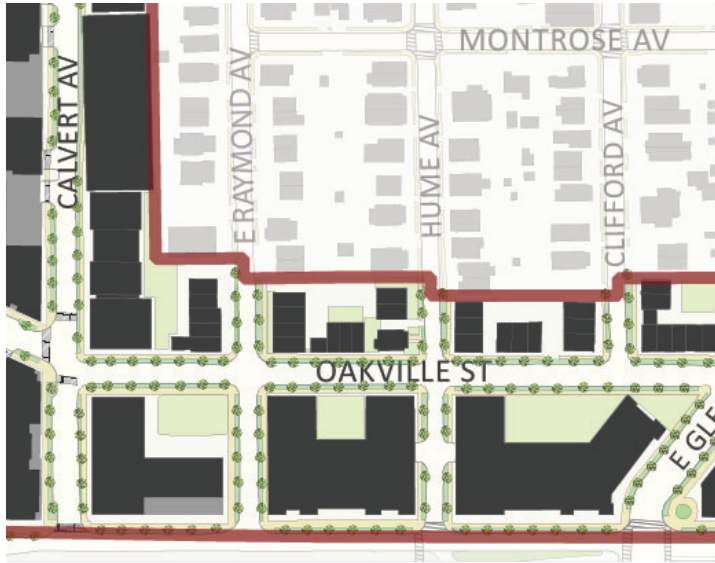


Figure 7. Revised Illustrative Plan with recommendation to retain 415 Hume Ave.

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**B. Development Summary Table**

To be provided at meeting

**C. Implementation: TRANSPORTATION IMPROVEMENTS**

Phase	Description	Responsibility / Funding	Required Timing
1	Construction of lane modifications eastbound Swann Ave. at Route 1, as specified in Oakville Triangle CDP.	Developer of Oakville Triangle	Operational prior to issuance of first Certificate of Occupancy (CO) for development within the Oakville Triangle CDP area (not including above or below grade parking).
1	Initial work on Phase 1 improvements at Route 1/E. Glebe Rd. (eastbound right turn modified to allow overlap right turns), as specified in Oakville Triangle CDP.	Developer of Oakville Triangle to provide \$200,000	Prior to release of the final site plan for the first block within the Oakville Triangle CDP area.
1	Route 1 / E. Reed signal modifications (Address through Potomac Yard North Small Area Plan Amendment)	Developer contributions and /or incremental tax	Prior to 800,000 sf of development (net of parking)
2	Phase 1 improvements at Route 1/E. Glebe Rd.: Signal phasing and construction from Route 1 to new North-South Road	Developer of Oakville Triangle to provide \$1,400,000	Earlier of: (1) 1 year after issuance of final CO for the completion of Phase I (Blocks A1, B & D) or (2) prior to first final site plan submission for fourth block in the project.
2	Route 1/E. Reed intersection improvements: Westbound lanes modified from exclusive left turn lane and shared through/right lane to exclusive left, through and right turn lanes	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.4 million sf (Net without parking)
2	New signal at Montrose Ave./ Route 1.	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.4 million sf (Net without parking)
	Improvements on Montrose Avenue and at the intersection of	Developer contributions and	Prior to issuance of CO at 1.4 million sf (Net without parking)

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<b>2</b>	Montrose Avenue at East Glebe Road / Ashby Street	/or incremental tax	
<b>2</b>	New Route 1 pedestrian crossing/signal between East Custis Avenue and East Glebe Road.	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.4 million sf (Net without parking)
<b>Phase</b>	<b>Description</b>	<b>Responsibility / Funding</b>	<b>Required Timing</b>
<b>3</b>	Route 1 / E. Glebe Intersection improvements (Phase 2 from the new North-South Road to LaVerne Avenue) – in consultation with property owners.	Developer contributions and/or incremental tax	Prior to issuance of CO at 2 million sf (Net without parking)

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**NON-TRANSPORTATION IMPROVEMENTS**

Phase	Description	Responsibility/ Funding	Required Timing
<b>All</b>	<b>Affordable Housing:</b> All redevelopment will be expected to comply with the City’s affordable housing contribution policy, and all applicable Housing Master Plan goals and objectives, including the desire to achieve new onsite affordable housing units with re-zonings.	Developer contributions	Phased throughout development
<b>OT</b>	<b>Affordable Housing:</b> The Oakville Triangle site will provide 65 units of onsite affordable housing integrated within the development, at an approximate value of \$7.8M.	Developer of Oakville Triangle	Phased throughout development of Oakville Triangle
<b>All</b>	<b>Streetscape and Undergrounding on Route 1 Frontage:</b> All blocks are expected to complete these improvements consistent with the specifications established in the Plan as part of the redevelopment of their site. The remainder of the redevelopment sites as part of the development special use permit process will also be responsible for locating utilities on their site below grade. The cost for undergrounding the utilities for some of the smaller and shallow blocks (see Figure 17, Route 1 Streetscape Improvements, in the Plan) could be provided through the Plan area tax increment fund.	Standard Development Conditions, Developer contributions and/or incremental tax	Phased throughout development
<b>OT</b>	<b>Streetscape and Undergrounding on Route 1 Frontage:</b> all of the utilities for Oakville Triangle’s Route 1 frontage be located below grade	Developer of Oakville Triangle	As part of the construction of the first building on the site.
<b>OT</b>	<b>Streetscape and Undergrounding</b> The remainder of the above grade utilities for the site will be located below grade	Developer of Oakville Triangle	With the redevelopment of each block.

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Phase	Description	Responsibility / Funding	Required Timing
<b>OT</b>	<p><b>Open Space:</b> Consideration is made in the Plan's phasing to ensure that sufficient and consolidated high quality open space is provided based on the planned development.</p> <p>On-site open space is required for the Oakville site consistent with the Oakville Plan.</p>	Developer of Oakville Triangle	With the redevelopment of each block.
<b>OT</b>	<p><b>Mount Jefferson Park:</b></p> <p>Construction of and funding for the Mount Jefferson Park Improvement called for in the Concept Plan will be completed by the developer in conjunction with redevelopment of the Oakville Triangle site.</p>	Developer of Oakville Triangle	<p>Timing for initiation and completion of the park improvements is specified in detail in the CDP for the Oakville Triangle Site.</p> <p>The improvements shall be fully constructed and accepted by the City prior to the issuance of the first Certificate of Occupancy for any building in the CDP area, or within a maximum 24 months of the issuance of a permit to demolish any building or structure in or adjacent to the Park (whichever is earlier).</p>
	<p><b>Mount Jefferson Park:</b></p> <p>Additional improvements to the southern section of Mount Jefferson Park will be designed and provided in conjunction with redevelopment of the adjacent Block 3 parcels, with requirements to be outlined in the related DSUP.</p>	Developer of Block 3	With the redevelopment of the block.

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Phase	Description	Responsibility / Funding	Required Timing
<b>All</b>	On-site open space is required for the Oakville site consistent with the Oakville Plan.	Developer contributions	With the redevelopment of each block.
	<b>Expansion of Ruby Tucker Park</b>	Developer contributions and/or incremental tax	In conjunction with the redevelopment of the property at the intersection of Route 1 and Lynhaven Drive, adjacent to the park. If it is determined that the park can be expanded without negatively impacting the adjacent property, the expansion could occur sooner.

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**D. Proposed Re-Zoning and Text Amendment: Coordinated Development District #24**

**Text Amendment Request** - In order to implement the proposed re-zoning, a text amendment is required to include the information within Table 1 into the CDD/Coordinated development district of the Zoning Ordinance ( Section 5-610).

**Table 4: Proposed Oakville Triangle/Route 1 Corridor Planning Area CDD #24**

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum Development	Maximum Height	Uses
24	Oakville Triangle and Route 1 Corridor	The CSL, I and R2-5 zone regulations shall apply to the properties as generally depicted within Figure 23.	<p>The development controls for each block including gross Floor area (GFA), the size of public open spaces, ground level open spaces, the land uses, and the ground floor uses shall comply with the Oakville Triangle and Route 1 Vision Plan and Urban Design Standards and Guidelines.</p> <p>All streets, blocks, sidewalks, building forms, building volumes, building heights, screening of parking, retail design, signage, open space and associated elements shall comply with the Oakville-Route 1 Route 1 Vision Plan and Urban Design Standards.</p> <p>Any variation from the standards shall require approval by the City Council as part of the DSUP or associated approval application(s).</p>	<p>Heights and height transitions shall be as depicted in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p>	<p>1) Mixed-use development to include hotel, office, residential, home for the elderly, nursing home, parks and open spaces.</p> <p>2) Primary retail, secondary retail, and maker uses as defined in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p> <p>3) Community Facilities</p>



## **Proposed Zoning – Uses**

### **Primary Retail**

Intent: Experiential pedestrian oriented shopping/dining, such as restaurant, coffee shop, gourmet food, home/fashion retail, interactive such as cooking school

Zoning: “Restaurants” and “retail shopping” as defined in ZO; no personal service as defined in ZO, however, a school experiential in nature or other uses consistent with intent may be allowed at PZ Director discretion as part of SUP

### **Secondary Retail**

Intent: Neighborhood oriented to meet local shopping or personal service needs, such as hardware, pharmacy, dry cleaner, garden supply, fitness, wellness

Zoning: Defined to include “Retail shopping,” “Personal service,” Amusement,” and “Restaurants”; other uses consistent with intent may be allowed at PZ Director discretion as part of SUP

### **Maker Use**

Intent: Mix of production, repair, and new technology uses, active ground floor in mixed use buildings, diverse economy

Zoning: Craft/light manufacturing, small food/beverage production & distribution, arts & creative, repair, technology, media, shared spaces, green industries. Approval required and 20% max for Retail, Restaurant, Amusement, business/professional offices, unless otherwise approved as part of the development special use permit.

**DEVELOPMENT SITE PLAN**

**A. Mount Jefferson Park**

